



EXHIBIT "A"

SURVEY OF A TRACT OF LAND BEING 0.092 ACRES OR 4,027 SQUARE FEET OF LAND A PART OF LOT 4, BLOCK A, SCOFIELD RANCH RETAIL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 200100026 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE SAID LOT 4, BEING DESCRIBED TO SANCHEZ FAMILY PROPERTIES, L.P. IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2001080163, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.092 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING FOR REFERENCE at an "X" found scribed in a concrete driveway having Grid Coordinates of Y(N) 10127519.836, X(E) 3135849.230 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the southeast corner of the said Lot 4, Block A, of said subdivision, same being for an interior angle corner of Lot 1, Block A, of the said subdivision as described to HD Development Properties, L.P., in that certain Warranty deed as recorded in Document Number 200100026 Official Public Records Travis County, Texas;

THENCE North 26°34'53" East, coincident with the common dividing line of said Lot 4 and said Lot 1, a distance of 295.87 feet to a point not set for the southeast corner and **TRUE POINT OF BEGINNING** of the herein described 0.092 acres of land, said point having Grid Coordinates of Y(N) 10127784.340, X(E) 3135981.792 United States state plane coordinate system, Texas Central Zone 4203, NAD83;

THENCE North 59°53'41" West, departing said common dividing line and crossing over the said Lot 4, a distance of 267.64 feet to a point not set for the southwest corner of the herein described 0.092 acres of land, same being a point on the common dividing line of the said Lot 4 and Lot 1, Block A, Strasburger Subdivision, a subdivision in Travis County, Texas, according to the plat recorded in Document Number 200900066, Official Public Records, Travis County, Texas, the said Lot 1, Block A, Strasburger Subdivision being described to 7-Eleven, Inc. in that certain Special Warranty Deed recorded in Document Number 2012097169, Official Public Records, Travis County, Texas and from this point an iron rod with plastic cap stamped "BURY PARTNERS, INC." found for an interior angle corner in the west line of said Lot 4 bears the following two (2) courses:

1. South 07°42'34" West, with a common dividing line of said Lot 4 and said Lot 1, Strasburger Subdivision, a distance of 8.38 feet to a point not set;
2. South 62°32'07" East, with a common dividing line of said Lot 4 and said Lot 1, Strasburger Subdivision, a distance of 56.44 feet;

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THENCE North 07°43'19" East, coincident with the most northerly east dividing line of said Lot 4 and said Lot 1 Strasburger Subdivision, passing at a distance of 0.43 feet a one-half inch iron rod found for the most northerly northeast corner of said Lot 1, Strasburger Subdivision, same being an interior angle corner of Howard Lane (right-of-way varies), continuing for a total distance of 10.66 feet to a point not set for the northwest corner of the herein described 0.092 acres of land and from this point an iron rod with plastic cap stamped "BURY PARTNERS, INC." found for the northwest corner of the said Lot 4, same being an interior angle corner in the southwest and southeast right-of-way line of the said Howard Lane bears North 07°43'19" East, a distance of 26.65 feet;

THENCE South 62°02'03" East, departing the common dividing line of said Lot 4 and said Howard Lane and crossing over the said Lot 4, a distance of 270.67 feet to point not set on the common dividing line of the said Lot 4 and the said Lot 1, Scofield Ranch Retail Subdivision for the northeast corner of the herein described 0.092 acres of land and from this point an iron rod with plastic cap stamped "CHAPARRAL BOUNDARY" found on the apparent southwest margin of the said Howard Lane bears the following two (2) courses:

1. North 26°34'53" East, a distance of 25.01 feet to a point not set on the southeast right-of-way line of the said Howard Lane at the common northeast corner of said Lot 4 and said Lot 1, Block A, Scofield Ranch Retail Subdivision;
2. South 62°02'03" East, a distance of 726.80 feet;

THENCE South 26°34'53" West, coincident with the common dividing line of the said Lot 1 and the said Lot 4, of said Scofield Ranch Retail Subdivision a distance of 20.01 feet to the **POINT OF BEGINNING** and containing 0.092 acres or 4,027 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: AUSTIN ENERGY

Robert C. Steubing
Robert C. Steubing Registered Professional Land Surveyor No. 5548



09/12/2017
Date